

Offer Guidelines
6152 Oak Ave
Temple City, CA 91780

OFFERS PRESENTED AS THEY COME

Please allow Seller 2 business days to respond.

Email Offers: ADAM@FLOW.LA and TC@FLOW.LA with the subject line "OFFER 6152 OAK AVE TEMPLE CITY"

General Guidelines

- **Seller's Name:** Phantastics Deal, LLC
- **Offers with loans:** Include direct lender pre-approval, proof of funds in excess of the down payment, and buyer's Ficos. No incomplete offers will be considered.
- **Cash Offers:** Include proof of funds sufficient to cover of the purchase price.
- **Proof of Funds:** must be in USD, must be sufficient to cover the down payment or purchase price (cash offers), and must be in the name of the buyers. If any portion of the funds are gifted, a gift letter and proof of lender's approval of gifted funds will be required.
- **Entity Buyers:** Include articles of organization/incorporation showing the authorized signatory.
- **Buyer to conduct their own investigation into permitting.**
- **Seller intends to do a 1031 exchange, Buyer agrees to cooperate with Seller's 1031.**

Specific Offer Guidelines

3B: Escrow to be 30 days or less.

3K: 0 days – Assignment Request

3P: If asking for appliances, select the appliances.

3Q(1): NHD: My NHD

3Q(7): Escrow to be Lotus Escrow, Jimmy Lam

3Q(8): Title to be Consumer's Title, Joe Haggerty

3R: Property to be sold in 'as-is' condition. Buyer to cooperate with Seller's 1031 exchange at no cost to the Buyer.

Thank you for offering. Good luck!